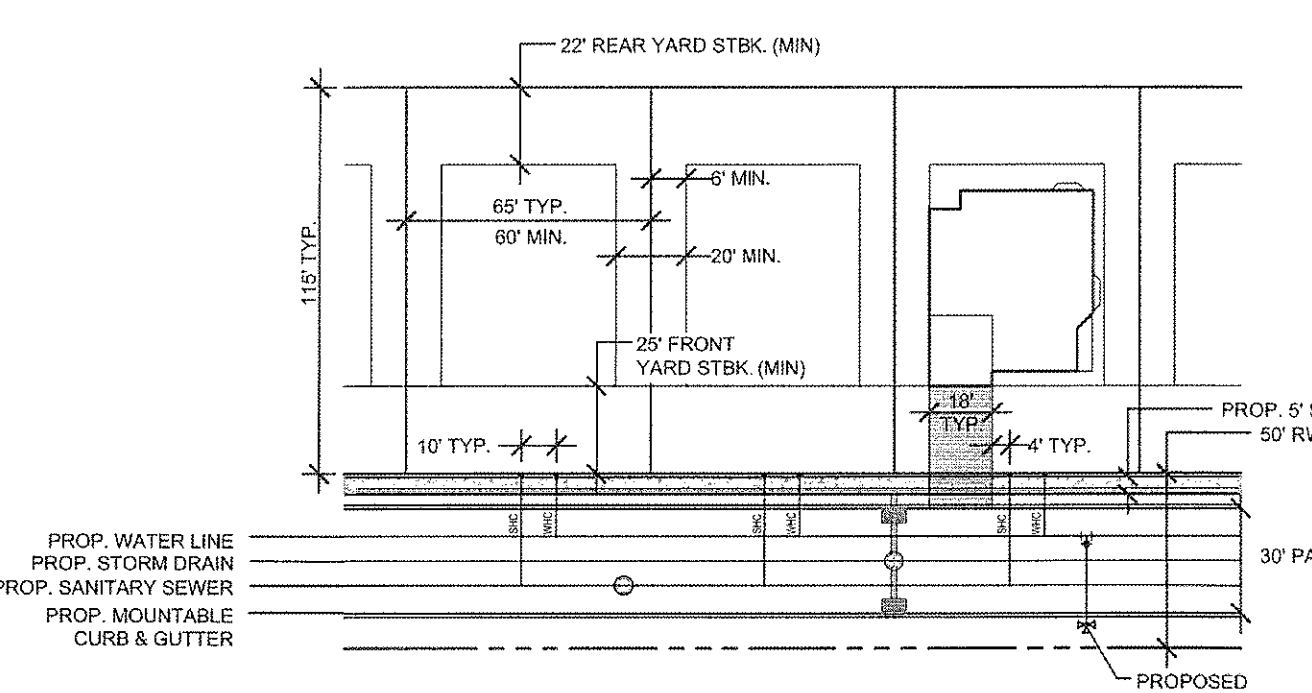


SITE DATA:

1. PROPERTY ADDRESSES: 2091 & 2101 HARFORD ROAD, FALLSTON, MD 21047
2. OWNERS/PROPERTY INFORMATION: 2091 HARFORD ROAD LLC  
4940 CAMPBELL BOULEVARD, SUITE 110  
NOTTINGHAM, MD 21236-5910  
T.M. 55, P. 428, PLATS 201-53 AND 54
3. DEVELOPER / CONTRACT PURCHASER: JOHN & CHARLES LASEK  
2101 HARFORD ROAD,  
FALLSTON, MD 21047-2507  
T.M. 55, P. 107, DEED REFERENCE: 10930361
4. SITE AREA: 9.04± AC. (PER PLATS & BOUNDARY SURVEY)
5. EXISTING USE: OPEN MEADOW, FOREST, AND RESIDENTIAL
6. EXISTING FOREST: 5.37± AC.
7. BUILDING/LOT REGULATIONS: R2 COS 7,500 S.F.  
MIN. LOT AREA: 10,000 S.F.  
MIN. LOT WIDTH: 60'  
MIN. FRONT YARD: 25'  
MIN. SIDE YARD: 5' (TOTAL 20')  
MIN. REAR YARD: 22'  
MIN. HEIGHT: 3 STORIES
8. PROPOSED USE: 25 SINGLE FAMILY COS LOTS ON 8.13 ACRES  
1 EX. SINGLE FAMILY CONVENTIONAL LOT ON 0.91 ACRES
9. DENSITY: 4.5 DUGA x 8.13 AC. = 36.5 UNITS  
25 UNITS = 3.07 DUGA
12. AREA OF RESIDENTIAL LOTS: 4.70± AC.
13. AREA OF RIGHT-OF-WAY: 1.18± AC.
14. TOTAL OPEN SPACE: 10% = 0.913 ± AC.  
REQUIRED: 2.25± AC.
15. ACTIVE OPEN SPACE: 50% OF TOTAL REQUIRED = 0.407± AC.  
REQUIRED: 0.426± AC.
15. IMPERVIOUS SURFACES: 65% = 5.28± AC.  
ALLOWED: 3.96± AC.
16. PARKING: 2 P.S. / UNIT x 25 UNITS = 50 P.S.  
REQUIRED: 50 P.S. (2 GARAGE SPACES / UNIT)
17. THE BOUNDARY IS TAKEN FROM THE SURVEY PLAT FOR LAND OF AMOSS & M'FAGUE, DATED JULY 18, 1994, PREPARED BY K.L.S. CONSULTANTS, INC. (RECORD NO. 82-90), PLATS 201-53 AND 54, AND A BOUNDARY SURVEY FOR PARCEL 107, CONDUCTED BY MRA (SEPTEMBER 2017).
18. PLAT 82-90 SHOWS A NONTIDAL WETLAND ADJACENT TO HARFORD ROAD. GEO-TECHNOLOGY ASSOCIATES, INC. REVIEWED THE SITE ON OCTOBER 17, 2012, AND CONCLUDED THAT NO JURISDICTIONAL WETLANDS EXIST. QTA CONDUCTED A WETLAND EVALUATION FOR PARCEL 107 IN 2017 AND CONCLUDED THAT NO JURISDICTIONAL WETLANDS EXIST.
19. AREA OF NATURAL RESOURCE DISTRICT (NRD) ON-SITE: 0± AC.
20. THE IS NO 100-YEAR FLOODPLAIN AS EVIDENCED BY THE FEMA, FIRM MAP NUMBER 24025C0144 D EFFECTIVE DATE JANUARY 7, 2000.
21. THERE ARE NO KNOWN SIGNIFICANT HABITAT AREAS FOR RARE, THREATENED OR ENDANGERED SPECIES ON-SITE.
22. THIS SITE IS NOT LOCATED WITHIN THE LIMITS OF THE CRITICAL AREA.
23. THERE ARE NO STEEP SLOPES 15% OR GREATER ON-SITE.
24. WATER & SANITARY SEWER SERVICE SHALL BE PUBLIC. ALL UTILITIES NOT LOCATED WITHIN A PUBLIC RIGHT OF WAY SHALL BE CONTAINED WITHIN A DRAINAGE & UTILITY EASEMENT EXCLUDING ON LOT HOUSE CONNECTIONS. THE SIZES OF UTILITY LINES SHALL BE DETERMINED DURING FINAL ENGINEERING.
25. FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, ETC. SHALL BE DETERMINED DURING FINAL ENGINEERING.
26. ALL PROPOSED ROADS SHALL HAVE A 30' PAVEMENT WIDTH WITHIN A 50' RIGHT-OF-WAY. ALL ROADS ARE TO BE PUBLIC AND PUBLICLY MAINTAINED.
27. REFER TO THE FOREST CONSERVATION PLAN FOR THE EXTENT OF FOREST COVER TO BE REMOVED AND AREAS TO BE REFORESTED.
28. A HOMEOWNER'S ASSOCIATION (HOA) SHALL BE ESTABLISHED FOR THE OWNERSHIP AND MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES, ALL OPEN SPACE AREAS, AND FOREST CONSERVATION AREAS.
29. THIS PLAN PROPOSES TO REVISE HAMILTON RESERVE TWO, FINAL PLAT ONE AND FINAL PLAT TWO (RECORDED AMONG THE HARFORD COUNTY LAND RECORDS AT PLAT BOOK JRR 201 PAGES 53 AND 54) BY ADDING ACREAGE, INCREASING THE NUMBER OF LOTS AND RECONFIGURING THE LAYOUT OF THE LOTS AND OPEN SPACE.

LEGEND

- 112 --- EXISTING 2' INTERVAL CONTOUR  
--- 110 --- EXISTING 10' INTERVAL CONTOUR  
--- 112 --- PROPOSED 2' INTERVAL CONTOUR  
--- 110 --- PROPOSED 10' INTERVAL CONTOUR
- EXISTING BUILDING
- EXISTING WOODY VEGETATION
- PROPOSED LIMIT OF CLEARING
- RIGHT-OF-WAY (R/W) LINE
- BOUNDARY/PROPERTY LINE
- EX. ADJOINING PROPERTY LINE
- EXISTING STREAM / DRAINAGE CHANNEL
- SOILS LINE AND DESIGNATION
- ZONING LINE
- PROPOSED LOT NUMBER
- EXISTING STORM DRAIN
- EXISTING WATER LINE & FIRE HYDRANT
- EXISTING SANITARY SEWER
- PROPOSED STORM DRAIN
- PROPOSED WATER LINE & FIRE HYDRANT
- PROPOSED SANITARY SEWER

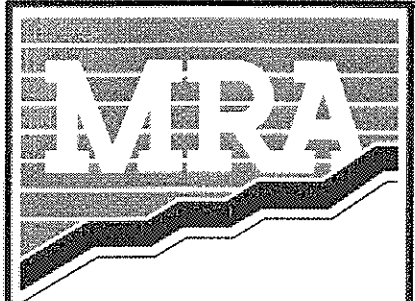


TYPICAL LAYOUT  
SINGLE FAMILY DETACHED LOT

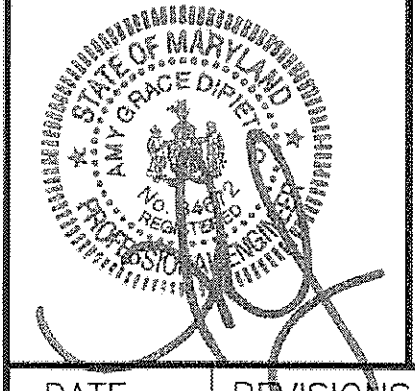
NOT TO SCALE

SOILS DATA

SYMBOL	SOIL SERIES	SLOPE	HYDRIC	HIGHLY ERODIBLE	PRIME AGRICULTURAL	SEPTIC LIMITATIONS	HYDROLOGIC CLASSIFICATION
AdB	ALDINO	3-8%	LIMITED	YES	NO	YES	D
KeB	KELLY	3-8%	LIMITED	YES	NO	YES	D
MeB2	MONTALTO	3-8%	NO	NO	YES	YES	B
NeB2	NESHAMINY	3-8%	NO	NO	YES	NO	B
NeA	NESHAMINY	0-3%	NO	NO	YES	NO	B
WaB	WATCHUNG	3-8%	YES	YES	NO	YES	D



**MORRIS & RITCHIE ASSOCIATES, INC.**  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
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ABINGDON, MD 21009  
(410) 515-9000  
FAX: (410) 515-9002  
MRA@GTA.COM  
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SERIES 2 PRELIMINARY PLAN  
FOR  
**HAMILTON RESERVE TWO**  
T.M. 55 PARCELS 107 & 428  
THIRD ELECTION DISTRICT  
HARFORD COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.:
10/18/2017	ADDITION OF PARCEL 107 & UPDATE OF THE SITE DATA.	17580x01
		SCALE: 1" = 50'
		DATE: 04/25/2013
		DRAWN BY: DCR/AGD
		DESIGN BY: JMK/AGD
		REVIEW BY: JMK
		SHEET: 1 OF 1